

SUBLEASE

112 N. Elm Street
Greensboro, NC 27401



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Austin Hill, Broker
ahill@bipinc.com
P: 336-541-5510



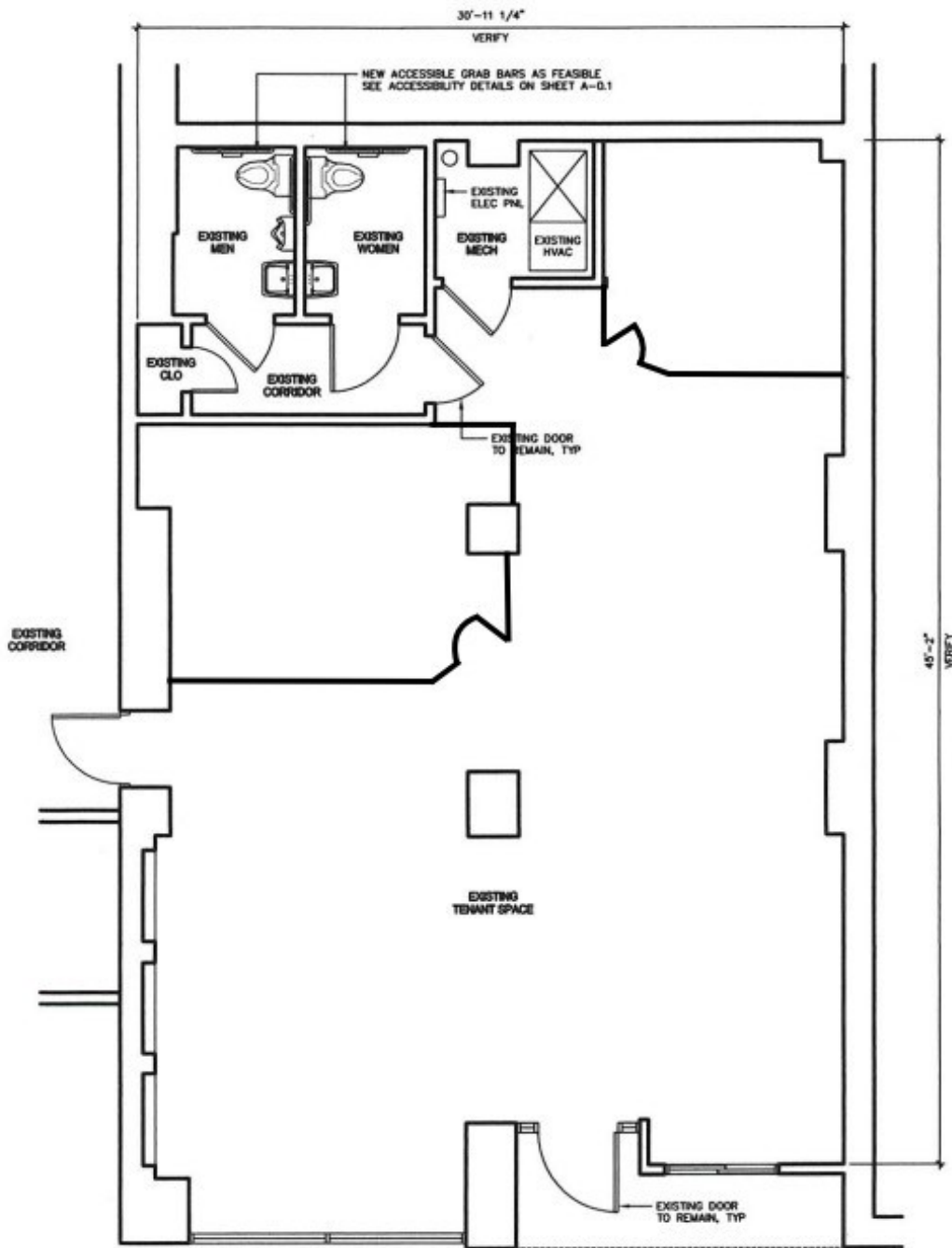
112 N. Elm Street, Greensboro, NC 27401 SUBLEASE OPPORTUNITY

Exceptional sub-lease opportunity in the heart of Downtown Greensboro along busy North Elm Street. Ground floor unit with open floor plan boasting modern finishes. Large store-front windows flood the space with natural light. Furniture not included.

Size: 1,600 +/- SF
Full-Service Lease Structure
Approximately 5-years remaining on lease
Contact Broker for details







Floor plan not to scale. Used for illustrative purposes only.



POPULATION

2 Mile	5 Miles	10 Miles
48,272	196,154	370,010



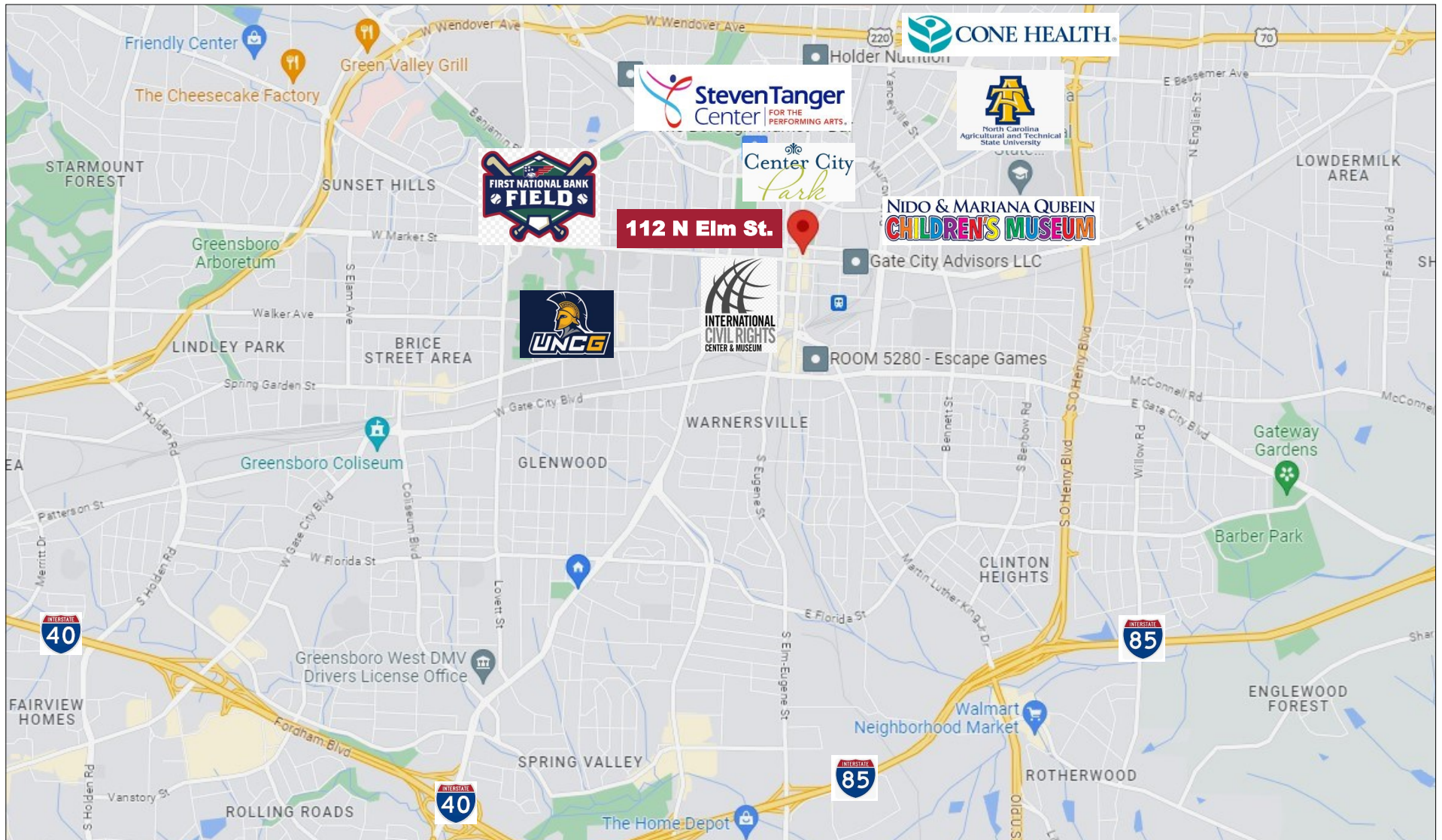
AVERAGE HH INCOME

2 Mile	5 Miles	10 Miles
\$57,279	\$65,649	\$75,585



TRAFFIC

North Elm Street & Friendly Avenue
12,300 vehicles per day



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.